

*Riviera West/Harbor View Bimonthly Newsletter***PRESIDENTS' MESSAGES****Philip Hartley, President, Riviera West Country Club**

Weather forecast for tonight: Dark. Continued dark overnight, with widely scattered light by morning (*with thanks to George Carlin.*)

HOA projects currently underway include:

- ▶ Our emergency siren system has been approved by Kelseyville Fire Department and the County Sheriff's Office of Emergency Services (who will operate the system once it is operational). Installation is scheduled for mid-November.
- ▶ A contract to build a new outside stairway from the lower level of the clubhouse to the upper level has been arranged. This will facilitate the movement of materials and supplies from the utility/storage room up to the main level of the clubhouse.
- ▶ An adjustment of the boat dock at the marina is scheduled for this winter when the water level will permit the construction barge to work. This adjustment will provide better alignment of the recent extension of the boat ramp.
- ▶ The old wooden tables on the clubhouse deck are being replaced.
- ▶ Painting of the clubhouse is planned; selecting a contractor is slow.

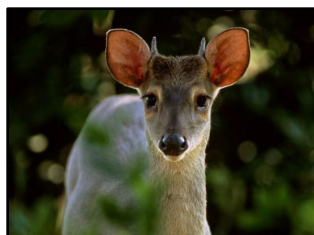
Projects on the planning board:

- ▶ Installation of some additional safety railing in the park area.
- ▶ Repair and refurbishment of the exterior bathrooms at the clubhouse.
- ▶ Replacement of the 30-year-old, wooden gangways at the marina.
- ▶ Remodeling of the social/meeting area of the clubhouse is in the planning stage.

In cooperation with the HOAs at Riviera West, Riviera Heights, Buckingham and Kelseyville Riviera, the Lake County Department of Public Works submitted a competitive grant application to the California Fire Safe Council in the amount of \$380,000.

This grant has been funded. The primary purpose of the grant is to remove hazardous trees along the Soda Bay Road corridor that are dead, dying, distressed or poised to fall onto the road – thereby blocking the sole evacuation route for the communities located along the corridor.

Additionally, the grant will pay for a consultant to prepare a comprehensive Wildfire Evacuation Route Plan that would coordinate the various emergency responding agencies along with the Homeowner Associations of the multiple communities along the corridor. A third project (9% of funds) is to pay for the acquisition of a masticator head for a John Deere Excavator owned by the County Road Department. This equipment will be used to maintain the corridor following the removal of the hazardous material.



Riviera West Country Club
Harbor View Mutual Water Company
 8475 Harbor View Drive
 Kelseyville, CA 95451
 707-279-8544 • fax 707-279-0118
rivierawest@gmail.com
harborviewwater@gmail.com
 website: www.rivierawesthoa.com

Office Hours:

Monday, Tuesday and
 Thursday: 9 am – 3 pm
 Wednesday: 9 – 11 am
 Friday: 9 am – 3:30 pm

Riviera West Board:

President: Philip Hartley
 Treasurer: C. Richard Smith
 Secretary: Clelia Baur
 Director: Doug Moore
 Director: Bob Gunion

Harbor View Mutual Water Company Board:

President: Norma Simmons
 Secretary/Treasurer: Chris Smits
 Director: Laurie Baum
 Director: Carina DeHererra
 Director: Jean Swegle

Regular Board Meetings:

Third Wednesday every other month beginning in January. Riviera West meeting is 4:30 PM; Harbor View meeting is 5:30 PM.

Board meetings are currently in person at the clubhouse, 8475 Harbor View Drive, Kelseyville, CA. To help stop the spread of disease, please do not attend if you have a cough or are experiencing flu-like symptoms. If we are advised by local health authorities, we will ask everyone to follow public health guidelines that may be in effect at the time of the meeting.

Editor: Elvia Cubilla

Norma Simmons, President, Harbor View Mutual Water Company

Welcome to Fall with shorter days and longer nights and hopefully cooler temperatures and more rainfall.

By now everyone has seen the new rate structure and tiers on their September statement. This is why we aren't like Jackson Mississippi. If you've been watching the news, Jackson has the sad notoriety of being dependent on bottled water since October 2021. The boil water notice that was issued in July of this year has only recently been lifted. While weather issues played a role in that community's situation, the main culprit being aging infrastructure and deferred maintenance.

Harbor View Mutual Water Company has a state-of-the-art water treatment plant that is only seven years old and now we have three new water storage tanks. Thanks to the diligence of our Operators and the support from the Board of Directors, we can avoid a situation like Jackson.

Our new steel tanks are filled and in service. The contractor is still awaiting delivery of the electronic controls (that darn supply chain!), so currently Jeremiah and Dominic are manually controlling the pumps. During the course of the project, two additional issues were identified: the need to replace parts at the Crestwood Pressure Reducing Valve (PRV) and the need for a submersible auxiliary water pump at the intake site should the Lake level drop to -4 Rumsey. We are working with CA Department of Water Resources to have the cost of these items included as part of our grant and we expect a positive result.

Speaking of PRVs, every home should have two important items: an easily accessible home water shutoff valve and a PRV. Just as with any water utility company, HVMWC is responsible for the system up to the meter. Anything beyond the meter is considered the owner's responsibility. If a pipe breaks in your house or a leak occurs, do you know where and how to turn off the water? Most homes have a home shutoff, but not all. If you're not sure if you have one or where it is, call the Water Treatment Plant. Our guys can answer your questions.

Another of our latest improvements has been the installation of radio read meters. These Badger meters measure the quantity of water used in your household. The EyeOnWater website is updated every 24 hours for billing and leak detection. You can even set up a Leak Alert to receive a message by email or text. Because of this enhanced capability, our Leak Forgiveness Policy will expire on January 1, 2023. See page six for more information on the EyeOnWater app. It's free to download and easy to use. EyeOnWater will alert you in real time if there is a water leak, saving you money and possibly damage to your home if the leak is indoors.

If you are a part-time resident or if you are planning an extended trip, EyeOnWater lets you check your usage. If you are a landlord, you can monitor for excessive usage. Remember, water bills are ultimately the owner's responsibility. Make sure your tenants know where the home water shutoff valve is located and how to use it. If you have a garden irrigation system, think about shutting off water to it once the temperatures drop. Freezing water expands causing pipes to burst. Leaks can happen when the ice thaws!

Plan Ahead to Avoid Late Fees

If you use your bank, credit union, or other bill paying option, did you know that they cut and mail a physical check? It usually takes between three to five days for it to be delivered to the office. While you think you paid on time, it actually becomes a late payment and is subject to the \$20 late fee. Please set up your payment to go out about five days prior to the statement Due Date so it arrives at the office on time.

If you use the online bill pay service, your payment transaction must be processed before the close of business on the statement Due Date.

Click on harborviewmutual.epayub.com to access the Harbor View Mutual Water Company online bill pay service. We do not use Zelle, Venmo, Apple pay, Google pay, or any other digital wallet applications. Online payments must be processed through our website.

Important Dates

- ▶ October 14: Festa Italiana hosted by Chris Smits, Bill Lillo and Clelia Baur.
- ▶ Halloween Party: Date TBD. Contact Kerry Moore for more details and if you can volunteer.
- ▶ Friday, November 11: Soup Contest: Hosted by Clelia Baur and Debi Denham
- ▶ November 16: Riviera West Regular Board meeting, 4:30 PM. Check your email and rivierawesthoa.com for meeting details.
- ▶ November 16: Harbor View Regular Board meeting, 5:30 PM. Check your email and rivierawesthoa.com for meeting details.
- ▶ Saturday, December 3: – Riviera West Homeowners Holiday Open House and Toy and Food Drive. Donation Collection 1:00 - 3:00 pm.



PLEASE DON'T...
Garbage service at the clubhouse is only for use by the office and the Social Club after an event. Please don't drop your household trash and recycling at the clubhouse.

WATER COMPANY EMERGENCY?

If you cannot reach the office, call 707-279-4143.





Stay Informed During Fire Season

The **Watch Duty** app provides photos and push notifications to help you plan your response.

Watch Duty gives you real-time information about fire movement and firefighting efforts nearby.

Downloading the app is easy at watchduty.org



Visit CalFire's website for reliable, up-to-date guidance on creating defensible space, making a wildfire preparedness action plan, and preparing for evacuation.

Click on readyforwildfire.org to connect!

Know Your Zone! KEL E - 122

With hot weather upon us we must all take steps to keep people and property safe. Make a note today of our fire response zone.

Whether it is an advisory, a recommended or mandatory evacuation, the Sheriff's Office will refer to your ZONE.

Riviera West's zone is KEL E-122.

To learn more, visit zonehaven.com



Safety Action Center is a new PG&E emergency planning portal that offers a range of helpful resources. Take the quiz, then learn how to plan for a better outcome in case of wildfire and other emergencies.

www.safetyactioncenter.pge.com



Riviera West Social Club Update

Greetings and Happy Fall to Everyone!

The Social Club closed out the summer season with a successful Kick-Off Party in late September. Both long-term residents and new neighbors attended, enjoying a lavish sandwich buffet, fine wines and delicious desserts. This annual event brings together current and prospective Social Club members for a lively and productive discussion. We reviewed the upcoming year's calendar and brain-stormed about new ideas. Our goal continues to be creating fun activities that bring neighbors together, and planning improvements for the clubhouse and other commonly-owned assets.

Congratulations to Michaela Keenan for winning the door-prize raffle basket and to Stacy Burrows who took home the wine prize reserved for guest attendees!

Our upcoming Halloween Party does not yet have a host. If you are interested in hosting or co-hosting on October 28, 29 or 30, contact Kerry at 707-364-6165 or Norma at 707-279-9604 or at the Social Club email rwccsocialclub@gmail.com. If you've never hosted an event before, give us a call. Hosting is simple and fun, and we can help you!

Additional summer events included:

August 9 – Social Club steering committee meeting

August 26 – A glamorous "Tribute to the Movies" TGIF hosted by Debi Denham and Harry Davis

September 9 – A balmy evening TGIF with music and sparkling lights at the Riviera West Marina hosted by Carina DeHerrera and Bobby Gunion

September 30 – October 1 – Another fun and successful Community Yard Sale and Bake Sale: The weather was perfect. Seventeen participating households enjoyed the day while socializing with neighbors and re-homing useful items.

Coming events and activities:

October 12 – Volunteer envelope-stuffing party at the clubhouse: We'll be enjoying some refreshments while setting up the annual financial statement mailer to members.

October 14 – Yummy Italian food at the *Festa Italiana* hosted by Chris Smits, Clelia Baur, and Bill Lillo. Only \$15 per person for home-made, authentic Italian fare. Seating is limited, so reserve your ticket now by contacting Norma at 707-279-9604.

November 11 – The ever-popular Riviera West soup contest is back! This is a cherished fall event, with home-made, delicious soups prepared by members. Who will win the soup contest this year? Come by, taste the soups and cast your vote!

December 2 – Tree trimming party – Our traditional, Social Club members-only recognition event

December 3 – Holiday Open House party for all Riviera West members: Join us at the clubhouse at 12 -2 for refreshments and Holiday greetings.

December 1 – 21 Winter food and toy drive: Help us make the Holidays cheerful for needy people in our community. All donations will be distributed in the Kelseyville area. We will publish more information in the coming weeks, so stay tuned.

Kerry Moore, President

707-364-6165, matmoor1741@hotmail.com

For more information about the Social Club events or want more information about the Riviera West Social Club, send us an email at rwccsocialclub@gmail.com.

Community Doesn't Just Happen – It Takes Volunteers

Final Harbor View Tanks Installed

After months of hard work and careful management, the last of the new water tanks are up and running, saving us money and ensuring secure storage and delivery into the future.



Top: The legacy Broadview Drive tanks, which were the last to be replaced as part of the tank installation project, before their removal.

Bottom: Our new, state-of-the-art steel tanks. Just some finishing touches to the electronics and valves and then we can celebrate.



Rules and Regulations Deep Dive If you didn't know, now you know

The HOA rules apply to all Riviera West property owners. Following our rules maintains neighborhood harmony, enhances our quality of life and protects our property investment. We will feature a few randomly chosen rules in each newsletter. A complete copy of the Riviera West governing documents is available at rivierawesthoa.com.

Rule 7.2 No unused vehicles, RVs, boats, trailers, partially-wrecked junk vehicles or sizable part thereof, shall be permitted to be parked or stored on any Association common area or street within Riviera West.

The intention of this rule is to keep the roadways clear and safe for vehicles as well as pedestrians. It also addresses the aesthetic quality of the neighborhood. The term "street" is defined as "including the unpaved 'right of way' that exists from lot line to lot line."

Rule 7.4 All off-street RVs, boats, trailers and other equipment must be obscured by landscaping or approved fencing (six ft. max) from the view of streets, common areas and neighboring properties and must comply with Architectural Control and Planning Guidelines.

With our steep slopes and sometimes narrow lots, it may be hard to park RVs, boats and trailers in such a way that they are concealed from passers-by. Most property owners store these vehicles at nearby storage yards. In some cases, a vehicle can be pulled onto the lot so that your house conceals it. Or you may install lattice, fencing or landscaping alongside to make it minimally visible.

Any fencing or other concealment must conform with ACP guidelines ("approved fencing"). Please contact us if you intend to park your RV, boat or trailer on your property so we can determine if it is adequately shielded from view. Note: you cannot use an undeveloped Riviera West lot for parking or storage of any vehicle.

Rule 24 "...Above ground storage tanks (usually for propane or monitor heater oil) must be concealed on three sides with vegetation, landscaping or approved fencing."

There are many options for covering your propane tank. Please check with us before installing your tank covering to be sure your fencing material is within the guidelines. Examples of non-approved fencing include fabric, mismatched boards or panels, plastic lattice with large gaps, etc. Thanks to everyone for keeping our community safe and attractive!



Give Bears Their Space



A few weeks ago a Riviera West resident received an unexpected visit from a curious bear. The bear was captured on footage on her home security camera.

CDFW offers the following guidelines for bear-proofing homes in order to prevent human-bear encounters.

Tips for discouraging bears from visiting your home:

- ▶ Wait to put trash out until the morning of collection day.
- ▶ Don't leave trash, groceries or animal feed in your car.
- ▶ Keep garbage cans clean and deodorize them with bleach or ammonia.
- ▶ Keep barbecue grills clean and stored in a garage or shed when not in use.
- ▶ Only provide bird feeders during November through March and make them inaccessible to bears.
- ▶ Don't leave any scented products outside, even non-food items such as sun block, insect repellent, soap or candles.
- ▶ Keep doors and windows closed and locked.
- ▶ Consider installing motion-detector alarms.
- ▶ Harvest fruit off trees as soon as it is ripe, and promptly collect fruit that falls.
- ▶ Securely block access to potential hibernation sites such as crawl spaces under decks and buildings.

If you live in Lake County, eventually you will hear about the “Rumsey scale,” a lake level measurement unique to Clear Lake. The following article by Terry Knight is reprinted from the *Lake County Record-Bee*, September 13, 2022. It is an excellent overview, helping us understand some of the history and application of the scale.

Trail boss invented system by which Clear Lake’s level is measured

By Terry Knight

(Reprinted with permission)

For years many local residents didn’t understand what the Rumsey Gauge was, but with the ongoing drought, the Rumsey Gauge is on just about everyone’s lips. The history of the Rumsey Gauge goes back more than a hundred years and it is unique to Clear Lake.

Most lakes are measured by their elevations. For example, when Indian Valley Reservoir is full the surface of the lake is 1,502 feet above sea level. Clear Lake is unique in that its elevation is measured at 1,318.26 feet, which is zero on the Rumsey Gauge. The lake level is based on that figure, which can be confusing because the lake is considered full when it’s at 7.56 feet Rumsey, or 1,325.82 feet above sea level.

While nearly all lakes are measured by their altitude above sea level, Clear Lake is measured by the Rumsey Gauge. Even today many people don’t know how the Rumsey Gauge came into being. Prior to the building of the dam in 1914, outflow from Clear Lake into Cache Creek was controlled by a rock ledge called the “Grigsby Riffle.” The riffle is located in a narrow canyon on Cache Creek about three miles from Clear Lake. Before the dam was built, water would normally cease to flow over the riffle during the summer months.

In 1872, Captain Rumsey decided to register the lake level but he needed to come up with a standard. He decided that when water ceased to flow over the riffle it would be called “Zero Rumsey.” When water was above the riffle it would be called plus Rumsey, such as 1 foot, 2 feet and so on. Below the riffle, the lake level would be measured as minus Rumsey. All measurements were based on Zero Rumsey at the Grigsby Riffle.

However, he installed the actual gauge in Lakeport and it’s used as a reference to the actual depth at the riffle, not the depth at Lakeport. To this day, the lake level is still measured by the Rumsey Gauge. For example, today’s (Thursday) official reading of the lake level is a minus-2.2 feet on the Rumsey Gauge. That means the depth of the water is less than zero feet at the Grigsby Riffle.

As for the individual who started the Rumsey Gauge, Capt. Dewitt C. Rumsey was from Yolo County. In 1852 he was the trail boss on cattle drives in the West. From what I have researched that’s where he received the title of “Captain.” In those days it was common to call the trail boss Captain. Rumsey was an important part of the history of Lake County. In fact, the town of Rumsey, located on Highway 16 in Yolo County, was founded by



Riviera West View of the Lake - Photo by Chris Smits

him. He also bought property in Lakeport. Rumsey Bay on Clear Lake is named after him. The actual location of the Rumsey Gauge today is Library Park in Lakeport.

Up until a few years ago the gauge was physically read each day by county personnel. Nowadays the U.S. Geological Survey Agency reads the gauge by remote telemetry.

Clear Lake is considered full when it reaches 7.56 feet on the Rumsey Gauge (that number was derived by averaging high water levels between 1873 and 1920). When the lake is full it holds approximately 1,155,000 acre feet of water. An acre foot of water is equal to approximately 326,000 gallons. When the lake level drops to zero on the Rumsey Gauge, the lake holds 842,000 acre feet. That means between zero and 7.56 feet there are 313,000 acre feet of water in the lake.

Yolo County’s allotment is 150,000 acre feet of water when the lake is full. That adds up to about 3 1/2 feet of water on the Rumsey Gauge. However, when the lake is somewhere between full and 3.22 feet on the Rumsey Gauge as of May 1, Yolo County’s water allotment is less.

Reprinted with permission. This article appeared in the Lake County Record Bee on September 13, 2022.



Harbor View Mutual Water Company Highlights our Online Tools

Use the *EyeOnWater* App to Check your Water Usage

www.eyeonwater.com

How much water did you use today?
This week or this month?

What time of day do you use the most water?

EyeOnWater lets you connect directly to your water meter account.

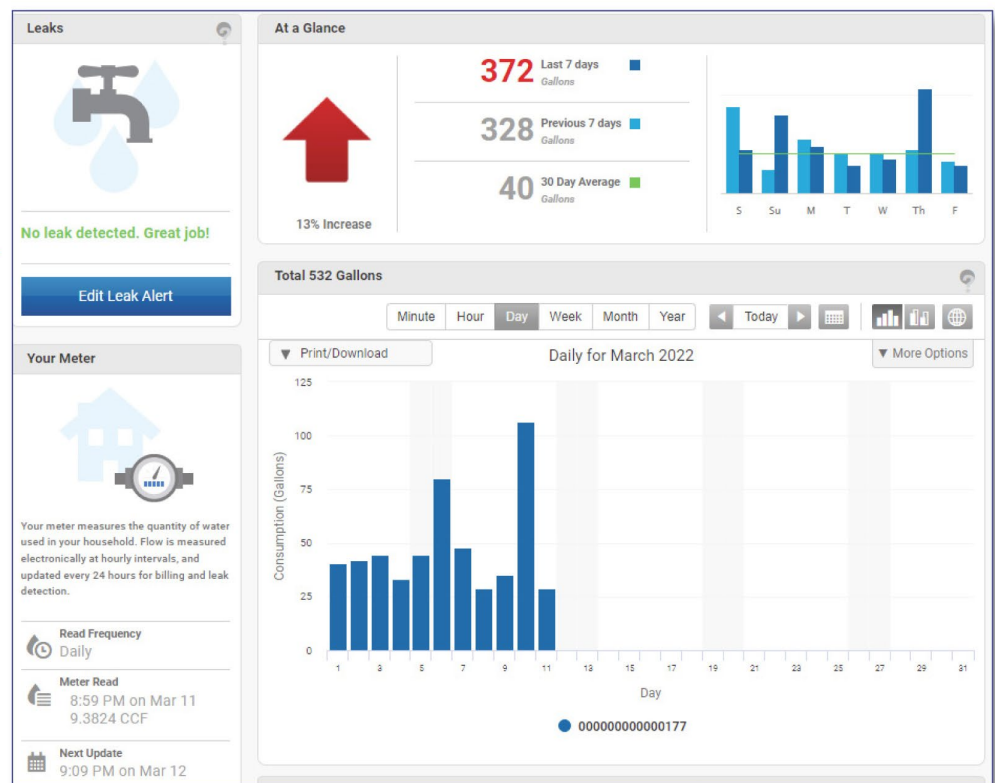
Usage information updates every 24 hours.

To create your account, all you need is your zip code and Harbor View Water account number.

Set a leak alert!



Compare your
month-to-month
or year-to-year
usage.



Sign up for EyeOnWater today. There's even a mobile app available at the Apple App Store or Google Play.

Controlling Invasive Plants and Trees

Invasive in Focus: Yellow Star Thistle (*Centaurea solstitialis*)

Most Riviera West properties have been invaded by this spiky interloper at one time or another. It is a persistent weed and a threat to the Mt. Konocti ecosystem. If you have any on your property put on your gloves and pull them, being sure to get the root out, before the flowers mature. Thanks to all members who are helping to eliminate this unwanted guest from our neighborhood!

The following text is from UC Davis Agriculture and Natural Resources "Weed Gallery":

Yellow starthistle is a long-lived winter annual, and occasionally, a biennial broadleaf plant. It is highly competitive and often develops impenetrable stands, displacing desirable vegetation. In the western United States, yellow starthistle is considered one of the most serious rangeland weeds. It is found throughout most of central California and northward, typically to about 5900 feet (1800 m), but has been found at higher elevations. It is common in the Sacramento Valley, San Joaquin Valley, Sierra Nevada foothills, Cascade Range, Klamath Ranges, eastern North Coast Ranges, and the central-western region. It is less common in Southern California and uncommon in the desert regions, moist coastal regions, and east of the Sierra Nevada. Yellow starthistle inhabits agricultural land and other disturbed sites.

Although several natural enemies of yellow starthistle have established in California, these insects have yet to provide a significant reduction in plant populations in most areas.

In addition to being a serious rangeland weed, yellow starthistle is sometimes problematic in grain fields where it can contaminate grain harvest, lowering grain value and quality. The plant also contains an unidentified compound that can cause a nervous system disorder in horses. A positive quality of yellow starthistle is that bees produce flavorful, high-quality honey when they forage on yellow starthistle.

Habitat

Grassland, cultivated fields, pastures, roadsides, and open sites on hillsides and in woodlands.

Mature plant

Yellow starthistle is a gray-green to blue-green plant that ranges from 6 inches to 6-1/2 feet (0.15–2 m) tall. Stems are stiff, wiry and single in small plants and openly branch near the base or above in larger plants. Rosette leaves are typically deeply lobed, often appear ruffled, have toothed to wavy edges, and usually wither by bloom. Stem leaves are mostly linear to narrowly oblong, or lance shaped with the widest part above the middle. Leaf bases extend down the stems giving stems a winged appearance. Lower stem leaves are sometimes deeply lobed. All leaves are densely covered with fine, white, cottony hairs that hide most of the stiff, thick hairs and glandular dots also present on the leaves.

Flowers

Flowering takes place from June through December, but can be delayed by mowing and grazing. Many small and narrow, bright yellow, tubular flowers (disk flowers) cluster into a round to egg-shaped flower head. Flower heads form singly at both the stem tip and sometimes where branches meet the main stem (axils). At the base of each flower head are long stiff spines.



Centaurea solstitialis (Yellow Star Thistle)
Above photo from the California Invasive Plant Council website.

Text on the left copied from the UC Davis Agriculture and Natural Resources "Weed Gallery" web page.